

ORDINANCE NO. 2733 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE PERMITTED LAND USES AND DEVELOPMENT STANDARDS FOR THE PLANNED AREA DEVELOPMENT TITLED "51 PALMS" LOCATED AT 8045 NORTH 51ST AVENUE; AMENDING THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Glendale Planning Commission held a public hearing on June 3, 2010, in zoning case ZON08-22 in the manner prescribed by law for the purpose of amending the permitted land uses and development standards for the 51 Palms Planned Area Development located at 8045 North 51st Avenue;

WHEREAS, due and proper notice of such public hearing was given in the time, form, substance and manner provided by law including publication of such notice in the *Glendale Star* on August 12, 2010; and

WHEREAS, the City of Glendale Planning Commission has recommended to the Mayor and the Council the amendment of the land uses and development standards of the property as aforesaid and the Mayor and the Council desire to accept such recommendation and amend the land uses and development standards of the property described on Exhibit A in accordance with the Planned Area Development currently on file with the Planning Department as of the date of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the land uses and development standards for a parcel of land in Glendale, Maricopa County, Arizona located at 8045 North 51st Avenue are hereby conditionally amended as enacted by Ordinance No. 2485 New Series dated February 28, 2006 in accordance with the Planned Area Development currently on file with the Planning Department as of the date of this ordinance.

SECTION 2. That the rezoning herein provided for be conditioned and subject to the development being in substantial conformance with the 51 Palms Planned Area Development prepared May 4, 2010 and the permitted uses contained therein.

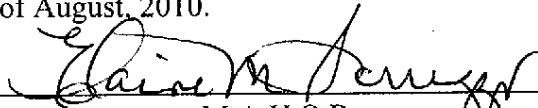
SECTION 3. That the amendments to the 51 Palms Planned Area Development herein provided for be further conditioned and subject to the following:

1. Development shall be in substantial conformance with the development plan outlined in the 51 Palms PAD document, date stamped May 4, 2010.
2. The owner shall dedicate 55 feet of right-of-way along Northern Avenue and up to 60 feet of right-of-way along 51st Avenue.
3. A northbound right turn lane shall be required on 51st Avenue at the north driveway. The minimum length for the right turn lane is 150 feet, 75 feet for the storage length and 75 feet for the taper length.
4. All utility lines less than 69 kV located adjacent to the site and along 51st Avenue adjacent to EY Plaza (to the south) shall be placed underground.
5. The project shall be required to restripe and provide signage on 51st Avenue as recommended by the traffic study.
6. All half-street improvements on 51st and Northern avenues adjacent to the property shall be completed before the Certificate of Occupancy is issued for the first building.

SECTION 4. Amendment of Zoning Map. The City of Glendale Zoning Map is herewith amended to reflect the change in districts referred to and the property described in Section 1 above.

SECTION 5. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.


PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 31st day of August, 2010.


MAYOR

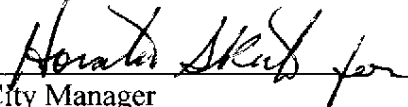
ATTEST:


City Clerk (SEAL)

APPROVED AS TO FORM:


City Attorney

REVIEWED BY:


City Manager

Legal Descriptions

PARCEL NO. 1:

The West 115 feet of the South 280 feet of the West 140 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 10 feet of the North 5 feet of the South 45 feet thereof.

PARCEL NO. 2:

The North 380 feet of the West 115 feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 20 feet; and

EXCEPT the North 20 feet; and

EXCEPT the West 55 feet; and

EXCEPT the South 350 feet.

PARCEL NO. 4:

That portion of the abandoned roadway easement recorded as Ordinance No. 2175 new series, recorded December 18, 2000, as Instrument 2000-0961702, records of the Recorder of Maricopa County, Arizona, more particularly described as follows:

The North 20 feet and the East 20 feet of the following described property:

The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 55 feet; and

EXCEPT the South 350 feet.